



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$400/month

170 +/- SF Office

**25 Depot Avenue, Falmouth, MA
Suite #2A**



- Close to Downtown
- Reception Area
- Second Floor
- Perfect for Attorney, Accountant, Therapist

HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Executive Summary

Property Address: 25 Depot Avenue, Falmouth, MA

Property type: Office

Rent: \$400/mo.

Lease Type: Gross

Date Available: Immediate

Unit Size: 170 +/- SF



HARTEL COMMERCIAL

Strategic Real Estate Services

Detailed Summary

Private or Shared Bathrooms	Shared - Full Bath
Floor Levels	Second Floor
Parking for Unit	Side Lot, Street
Reception/Waiting Area	Shared
Utilities	Included
Floor Covering	Carpet



HARTEL COMMERCIAL

Strategic Real Estate Services

Property Description

General Area Overview:

Falmouth was originally named “Succannessett” by the Wampanoags, meaning “place of the black shells”. Incorporated into a town in 1686, it is the second largest town on Cape Cod and offers more than 68 miles of coastline and 12 miles of warm water beaches. The town is a collection of eight villages and is just seven miles away from Martha’s Vineyard. The residents and many thousands of visitors to Falmouth have remarkable choices regarding lodging, restaurants and activities.

Neighborhood and Description:

25 Depot Avenue is an early 20th century former residence located very close to downtown Falmouth , just off North Main Street, near the intersections of both Palmer Avenue and West Main Street. Nearby: Falmouth Bus Depot, Falmouth Publishing, Law Offices, Architect Office, restaurants, and retail shops. Well located in an easy to find area of downtown Falmouth, 25 Depot Avenue offers an ideal office space with parking.

Unit Details:

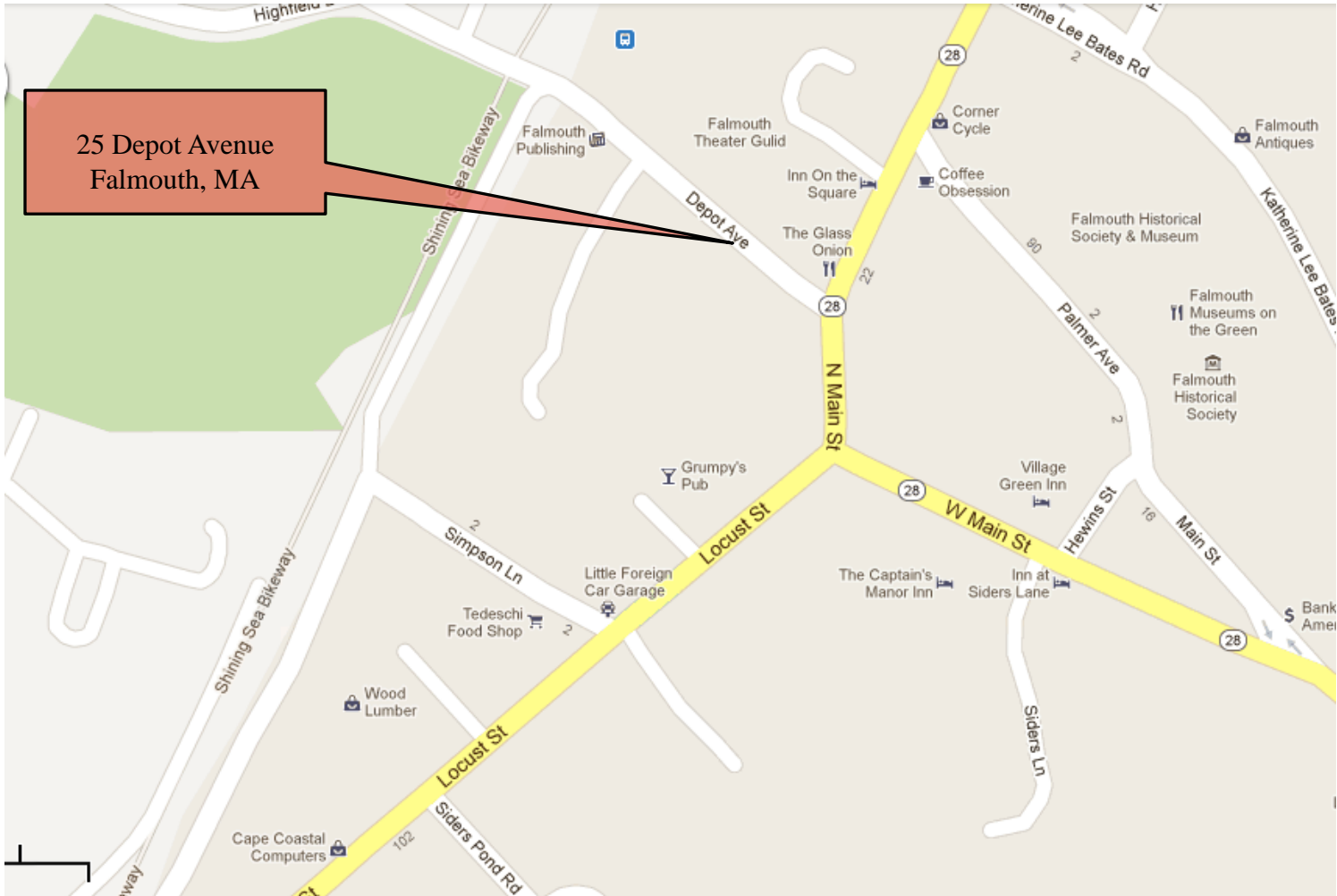
This unit offers 170 +/- SF office with two closets, a shared reception/waiting area and a full bath. Separate front entrance.



HARTEL COMMERCIAL

Strategic Real Estate Services

Area Map



25 Depot Avenue
Falmouth, MA

HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

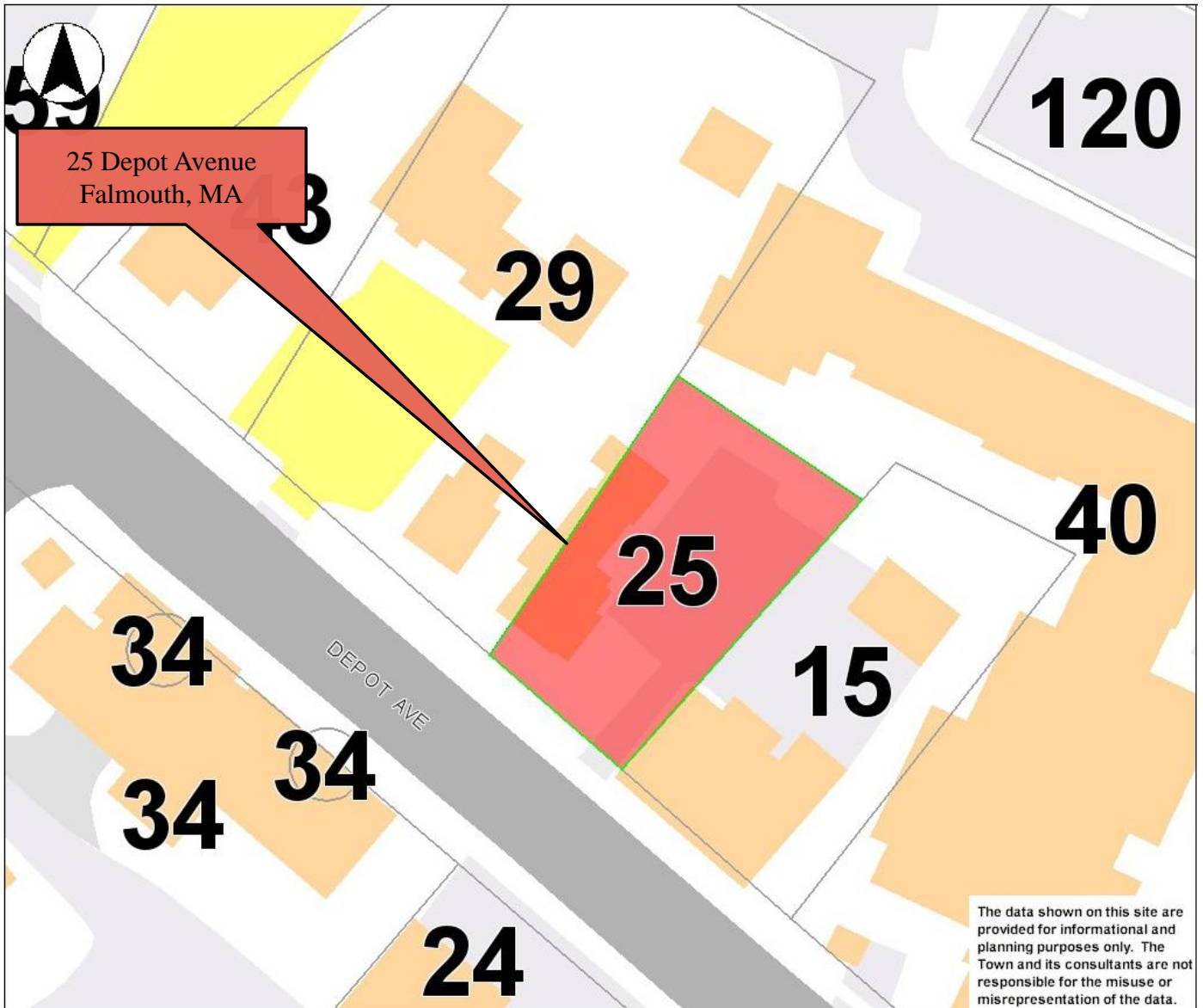
www.hartelrealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Assessor's Map





HARTEL COMMERCIAL

Strategic Real Estate Services

Photos



HARTEL COMMERCIAL

230 Jones Road, Unit 6, Falmouth, MA 02540

Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995

email: greg@hartelrealty.com

www.hartelrealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Photos



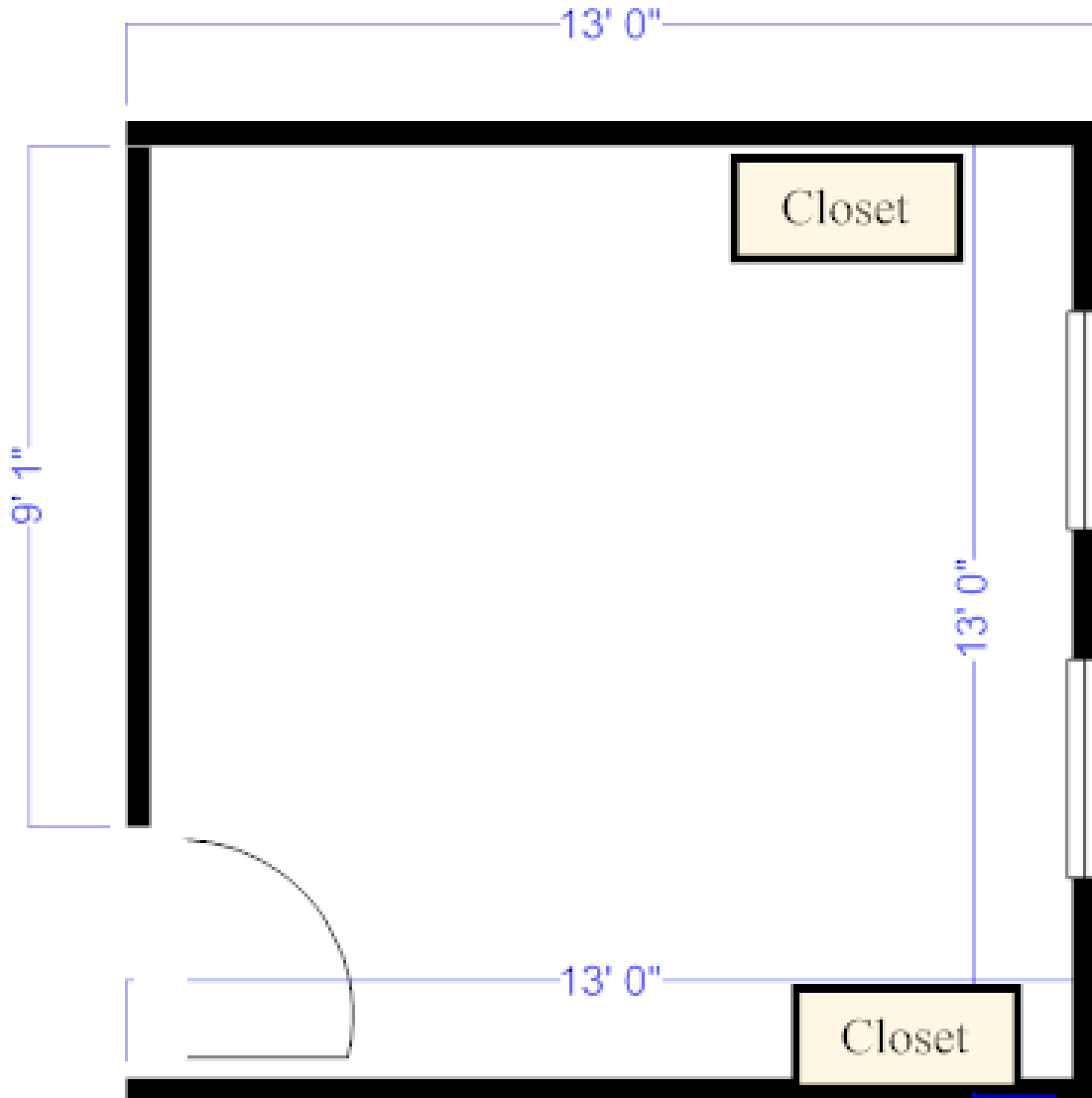
HARTEL COMMERCIAL
230 Jones Road, Unit 6, Falmouth, MA 02540
Main: (508) 444-0172 ♦ Cell: (617) 256-3169 ♦ Fax: (508) 548-2995
email: greg@hartelrealty.com
www.hartelrealty.com



HARTEL COMMERCIAL

Strategic Real Estate Services

Floor Plan



Please note that measurements are approximate and provided for informational purposes only. Drawings are not to scale